

**2313, 215 Legacy Boulevard SE  
Calgary, Alberta**

**MLS # A2327062**



## \$230,000

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Legacy                             |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 615 sq.ft.                         | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Stall, Underground                 |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                  |                   |        |
|--------------------|--------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile                                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                  | <b>Condo Fee:</b> | \$ 394 |
| <b>Basement:</b>   | -                                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Composite Siding, Wood Frame              | <b>Zoning:</b>    | M-X2   |
| <b>Foundation:</b> | -                                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Quartz Counters |                   |        |

**Inclusions:** n/a

Welcome to an affordable and unbeatable urban connectivity. This immaculate, completely carpet-free 2-bedroom, 2-bathroom residence is perfectly tailored for first-time buyers, savvy investors, or those seeking a secure "lock-and-leave" lifestyle. Inside, a seamless flow of pristine tile flooring grounds the open-concept layout. The heart of the home is a beautiful kitchen outfitted with premium quartz countertops, a deep pantry, and an abundance of sleek cabinetry. Uniquely designed, the floor plan boasts a dedicated dining area spacious enough for a proper family table, flowing effortlessly into a sunlit living space flanked by floor-to-ceiling glass doors opening to your private balcony. The layout offers optimal bedroom separation for maximum privacy. The primary retreat features excellent closet space and a private 4-piece ensuite, while the generous second bedroom is positioned directly adjacent to a matching 4-piece main bathroom. Practicality is covered with an in-suite laundry closet offering extra seasonal storage, alongside a secure, underground titled parking stall. Positioned directly across the street from the south side's best shopping, dining, and cafes, and featuring immediate access to Macleod and Stoney Trail, your morning commute or weekend mountain escape is entirely effortless.